



Paradise Town Advisory Board

September 13, 2016

MINUTES

Board Members:	John S. Williams – Chair – PRESENT Robert Orgill – Vice Chair – PRESENT Susan Philipp – PRESENT	Bart Donovan – PRESENT Roger Smith – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call,(see above)

Meeting was called to order by Chair Williams at 7:00 p.m.

II. Public Comment

None

III. Approval of August 30 , 2016 Minutes

Moved by: Philipp

Action: Approved minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for September 13, 2016

Item #1 NZC-0508-16 – LUCKY LAND, LLC held. No return date given

Moved by: Orgill

Action: Approve agenda as submitted

Vote: 5-0 Unanimous

IV. Informational Items

None

V. Planning & Zoning

1. **NZC-0508-16 – LUCKY LAND, LLC:**

ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone for an assisted living/congregate care facility.

USE PERMITS for the following: **1)** a project of regional significance; **2)** an assisted living facility; and **3)** a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street; **2)** increase building height; **3)** alternative landscaping and screening; **4)** permit non-standard improvements in the right-of-way; and **5)** off-site improvements (curbs, gutters, sidewalks, streetlights, and full width paving).

DESIGN REVIEW for an assisted living/congregate care facility. Generally located on the northwest corner of Topaz Street and Serene Avenue within Paradise (description on file).
MBS/al/raj (For possible action) **BCC 10/4/16**

PREVIOUS ACTION

Paradise TAB August 10, 2016: HELD to the August 30, 2016 Paradise TAB meeting

Per applicant

Item held per applicant. No return date given.

2. **TM-0125-16 - US HUI DE REAL ESTATE INVESTMENT GROUP:**

TENTATIVE MAP for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone within the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, the east side of Arville Street and the south side of Pioneer Avenue within Paradise. SB/dg/ml (For possible action) **PC 9/20/16**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **DR-0593-16 – COUNTY OF CLARK (PARKS & COMMUNITY SERVICES):**

DESIGN REVIEW for a proposed baseball field in conjunction with an existing public park (Lewis & Molasky Park) on 9.1 acres in a P-F (Public Facility) (AE-60) Zone and MUD-2 Overlay District. Generally located on the southeast corner of Twain Avenue and Cambridge Street within Paradise. CG/mk/ml (For possible action) **PC 9/20/16**

MOVED BY- Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-0575-16 – KABOLI, RAMON S.:**

USE PERMITS for the following: **1)** allow an existing minor training facility; **2)** existing accessory structures (storage containers) within the side yard that are not architecturally compatible with the principal building; **3)** waive architectural enhancements; **4)** non-decorative metal siding; and **5)** a flat roof without a parapet wall.

DESIGN REVIEW for existing accessory structures (metal storage containers) in conjunction with an existing commercial building previously used as a school on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Sandhill Road and the south side of Twain Avenue within Paradise. CG/pb/ml (For possible action) **PC 10/4/16**

Return to the 9/28/16 TAB meeting. Applicant to work with staff.

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair–LARRY BROWN, Vice-Chair

SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY

DON BURNETTE, County Manager

5. **UC-0586-16 – BRANDT, JOHN H. & MONTABON, SUZANNE J.:**

USE PERMITS for the following: **1)** allow a proposed accessory structure (storage building) not architecturally compatible with the principal residence; **2)** allow non-decorative vertical metal siding where decorative metal siding is required; and **3)** allow same roof and exterior siding material where contrasting material is required for a proposed accessory structure in conjunction with an existing single family residence located on 0.6 acres within a R-E (Rural Estates Residential) Zone. Generally located on the north side of Bridlewood Drive and 800 feet east of Gabriel Drive within Paradise. CG/md/ml (For possible action) **PC 10/4/16**

MOVED BY- Philipp

Paint building to match color of home

Siding to be horizontal

Landscaping must stay

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

6. **UC-0597-16 – TRI-STATE COLLECTION & FORECLOSURE SERVICES, LLC:**

USE PERMITS for the following: **1)** allow the combined area of existing and proposed accessory structures to exceed the area of the principal dwelling; **2)** allow existing accessory structures to not be architecturally compatible with the principal building; and **3)** deviate from applicable design standards per Table 30.56-2A for existing accessory structures in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of McLeod Drive, 270 feet north of Reno Avenue within Paradise. MBS/al/ml (For possible action) **PC 10/4/16**

MOVED BY – Philipp

1 year review as a public hearing

Screening wall/landscape

Paint container to match home

Placed in back of property to be unseen by neighbors

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **UC-0610-16 – HOMETOWN LVHS, LLC:**

USE PERMIT to allow a proposed laboratory (dental).

DESIGN REVIEW for a laboratory (dental) facility within an existing commercial building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Community Lane and 300 feet north of Tropicana Avenue within Paradise. CG/lm/raj (For possible action) **PC 10/4/16**

MOVED BY- Philipp

Removal of restricted day time hours

1 year review as a public hearing

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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DON BURNETTE, County Manager

8. **UC-0614-16 – HAMILTON CLARK COUNTY, LLC:**
USE PERMITS for the following: **1)** allow a convenience store in an M-D zone; and **2)** allow a service bay door to face a street that is not screened with landscaping or a building.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle (automobile) wash facility on 1.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Sunset Road and Valley View Boulevard within Paradise. SS/pb/ml (For possible action) **PC 10/4/16**

MOVED BY- Orgill

Move car wash bay back 5 feet

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

9. **UC-0617-16 – MGM GRAND HOTEL, LLC, ET AL:**
USE PERMITS for the following: **1)** a high impact project; **2)** a proposed extension of the existing private monorail system on an elevated dual fixed guideway; **3)** a proposed corridor with sections ranging in width from 65 feet up to 100 feet; **4)** an alignment/corridor of approximately 1 mile in length; **5)** passenger terminal/station, platforms, and operations facilities; **6)** elevated concrete guideways, columns, and structures; **7)** other accessory and incidental barriers, structures, and equipment as shown per plans on file; and **8)** reduce and permit alternative site development standards.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the rights-of-way.
DESIGN REVIEW for a proposed extension of the existing private monorail system consisting of fixed guideway structures, a station/terminal, and associated accessory structures shown per plans on file on portions of 402.7 acres in an R-T (Manufactured Home Residential) (AE-65) Zone, P-F (Public Facility) (AE-65) Zone, H-1 (Limited Resort and Apartment) Zone, and an H-1 (Limited Resort and Apartment) (AE-60, AE-65) Zone with portions within the MUD-1 Overlay District. Generally located within a proposed corridor along Tropicana Avenue, Koval Lane, Reno Avenue, Giles Street, Mandalay Bay Road, and Las Vegas Boulevard South, between Harmon Avenue and Four Seasons Drive (alignment) and between Frank Sinatra Drive and Deckow Lane (alignment) within Paradise. SS/MBS/jt/ed (For possible action) **PC 10/4/16**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-0688-15 (WC-0111-16) – SINGH PROPERTY OMVESTMENTS, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** commercial driveway to be approved by staff; and **2)** replace existing pan driveway with a commercial curb return driveway per Standards 222.1 and 225 in conjunction with an approved place of worship with site modifications within an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. MBS/pb/ml (For possible action) **PC 10/1/16**

MOVED BY- Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **WS-0564-16 – DLF TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing decorative fence; and 2) allow an existing alternative decorative fence in the front yard in conjunction with an existing townhome located on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 210 feet east of Eastern Avenue and 180 feet north of Emerson Avenue within Paradise. CG/md/mcb (For possible action) **PC 10/4/16**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

12. **WS-0568-16 – PHILLIP G. RUFFIN FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase decorative wall height; 2) allow a decorative block wall where a decorative fence is allowed in the front yard; and 3) allow non-standard improvements within the right-of-way in conjunction with existing single-family residences on 8.9 acres in a R-E (Rural Estates Residential) Zone. Generally located on the east side of Tomiyasu Lane and the south side of Maule Avenue within Paradise. MBS/md/ml (For possible action) **PC 10/4/16**

MOVED BY-Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

13. **WS-0608-16 – UNITED AIRCRAFT SERVICES INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street improvement standards.
DESIGN REVIEW for a proposed vehicle (car) wash facility on a portion of 3.4 acres in a C-2 (General Commercial) Zone and M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard and the north side of Hacienda Avenue within Paradise. SS/lm/mcb (For possible action) **PC 10/4/16**

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

14. **ZC-0672-13 (ET-0117-16) – MONTGOMERY FAMILY TRUST:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone in the Russell Road Transition Corridor Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping; 2) reduced setback for a trash enclosure; and 3) alternative driveway standards.
DESIGN REVIEW for an office building. Generally located on the north side of Russell Road and the west side of Mojave Road within Paradise (description on file). MBS/jvm/ml (For possible action) **BCC 10/5/16**

MOVED BY- Philipp
Until 12/4/2020 to commence
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

15. **VS-0611-16 - ITAI INVESTMENTS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue, and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). SS/al/ml (For possible action) **BCC 10/5/16**
- MOVED BY- Orgill**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
16. **WS-0530-16 – G6 HOSPITALITY PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a reduction in parking.
DESIGN REVIEW for a proposed canopy and remodel of the exterior front façade of an existing motel (Motel 6) on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone and (AE-65) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. MBS/rk/mcb (For possible action) **BCC 10/5/16**
- MOVED BY- Williams**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
17. **WS-0574-16 – FOLIAGE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback for a monument sign; **2)** allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign; **3)** reduced separation between an animated sign (electronic message unit/video graphics) and a residential use; and **4)** permit electronic message unit/video graphics where only electronic message units are allowed.
DESIGN REVIEW for a monument sign in conjunction with an approved liquor store on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise. MBS/pb/raj (For possible action) **BCC 10/5/16**
- MOVED BY- Orgill**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
18. **WS-0579-16 – N&G SHOWCASE, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** increase the number of animated signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase projecting sign area; **3)** increase animated sign area; and **4)** façade changes in conjunction with a proposed retail business (Skechers) within an existing shopping center (Showcase Mall) on 4.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. MBS/gc/ml (For possible action) **BCC 10/5/16**
- MOVED BY- Orgill**
APPROVE- Subject to staff conditions

VOTE: 5-0/Unanimous

19. **ZC-0609-16 – ITAI INVESTMENTS, LLC, ET AL:**
ZONE CHANGE to reclassify 2.5 acres from M-1 (Light Manufacturing) (AE-60) Zone to H-1 (Limited Resort and Apartment) (AE-60) Zone for a multiple family residential development.
USE PERMITS for the following: **1)** a multiple family residential development: **2)** increase density; and **3)** a modified pedestrian realm.
DESIGN REVIEW for a multiple family residential development on 4.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise (description on file). SS/al/raj (For possible action) **BCC 10/5/16**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business

1. Revising of the Bylaws was held, return to the 9/2/16 TAB meeting.
2. Board requested new chairs and bottled water be added to the next funding year budget.

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be September 27, 2016

IX. Adjournment

The meeting was adjourned at 10:00 p.m.